

SCHEDULE A: Applications with Recommendation

19/0898

Item No: 05

Date of Committee: 14/08/2020

Appn Ref No:
19/0898

Applicant:
Derwentcourt Limited

Parish:
Wetheral

Agent:
SRE Associates

Ward:
Wetheral & Corby

Location: Land adjacent to St John's Hall, Cumwhinton, Carlisle, CA4 8EJ

Proposal: Erection Of Self Building Dwellings (Outline)

Date of Receipt:
02/12/2019

Statutory Expiry Date
02/03/2020

26 Week Determination
21/07/2020

REPORT

Case Officer: Stephen Daniel

1. Recommendation

1.1 It is recommended

(1) that this application is approved with conditions and subject to the completion of a S106 legal agreement to secure:

- a) the units as self-build dwellings;
- b) a financial contribution of £5,500 for the gateway and speed limit changes and £5,000 for the chicane and associated signage.

(2) that should the Legal Agreement not be completed, delegated authority be given to the Corporate Director of Economic Development to refuse the application.

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 The Need For Self-Build Housing
- 2.3 Impact Of The Proposal On Landscape Character
- 2.4 Impact On The Setting Of The Listed War Memorial
- 2.5 Whether The Scale And Design Would Be Acceptable
- 2.6 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

- 2.7 Highway Matters
- 2.8 Flooding & Drainage Issues
- 2.9 Biodiversity
- 2.10 Archaeology

3. Application Details

The Site

- 3.1 The application site, which forms part of a larger field, measures approximately 0.70 hectares. The western part of the site contains a stone barn, with a single tree being located near to the eastern site boundary. A stone wall forms the boundary between the site and the B6263 and this contains a gate that provides access to the field. A further gate at the western end of the site, which is located between residential properties, also provides access to the field.
- 3.2 The application site is adjoined by the side and rear elevations of St John's Hall, which is used as a village hall/ community facility. Dwellings known as The Cottage and The Copper Beech (shown as Braeside on the OS map) adjoin the southern site boundary, along with a Grade II Listed War Memorial and the B6263. The western site boundary is adjoined by residential properties on Beech Tree Farm and a dwelling known as The Old Forge. Swallow Barn adjoins the site to east, together with an area of grassland which slopes uphill away from the site to the new Thornedge development. Further agricultural land, which is owned by the applicant, adjoins the site to the north.

Background

- 3.3 The indicative layout plan that was originally submitted with the application showed nine detached dwellings on the site. Two dwellings were shown being located towards the front of the site (between the village hall/ war memorial and Swallow Barn), with the other seven dwellings being sited to the rear of these two dwellings, the village hall and dwellings known as The Cottage and The Copper Beech which front on to the B6263. Following concerns about the adverse impact of this proposal on landscape character and the setting of the listed war memorial the plans have been amended (see below).

The Proposal

- 3.4 The proposals is seeking planning permission for self-build dwellings. The developer would install the road and services and then sell the serviced plots to individuals who wish to build their own properties. The developer has undertaken a similar development elsewhere in Cumbria.
- 3.5 The revised plans show five dwellings being located to the rear of the village hall, The Cottage and The Copper Beech. Ten car parking spaces for the village hall are shown being located towards the front of the site (between

the war memorial and Swallow Barn) and these would be screened by the existing stone boundary wall. Some land to the rear of the village hall and to the east of the village hall/ to the rear of the war memorial would be left undeveloped and could be used by users of the village hall (subject to the agreement of the land owner).

- 3.6 Whilst access does not form part of this application, the development would take access from the B6263, where there is an existing access into the field. The road would pass between the proposed car park and the war memorial and would provide access to the five dwellings to the rear of the site.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to 17 neighbouring properties. In response, 33 letters of objection and an objection letter from John Stevenson MP have been received. The letters of objections raise the following concerns:

Principle

- Cumwhinton has suffered from over development in the last few years and further building is not required;
- Cumwhinton and the surrounding area has already been over developed recently putting drainage, sewerage, highways and schools under constant stress;
- the character of the village is continually being eroded as a consequence of over development - the rate at which development has occurred in Cumwhinton over the last 2 years is overwhelming - the village has already practically doubled in size in the last 10 years;
- there is no need for additional housing in the village - the school is already under pressure with the current number of pupils;
- this site was put forward through the Local Plan process and it was stated that this land would never be anything but agricultural land as it is too wet;
- the site was considered within the CDLP 2015-2030 with a yield of 20 dwellings but it was omitted;
- the village has expanded out of proportion in the last few years - there is no need for further development particularly bearing in mind the planned development to the south of Carlisle which will provide sufficient housing for the area;
- the village has nearly doubled in size over the last 10 years with no investment in additional infrastructure;
- in the last 4 years at least 102 new homes have been approved in Cumwhinton plus a further 25 if application 19/0871 is approved - approx 70 have been built and occupied which has made the village busier;
- recent developments in Cumwhinton, Scotby, Wetheral, Wetheral Pasture and Carlton since 2015 along with the Garden Village will meet the need for housing within the south of Carlisle District;
- increased housing will place further strain on the village facilities, particularly the school which already needs more places for local children;
- the school does not have capacity to cope for the demand for places from the current population let alone that which will result from the population

increase;

- the school has no capacity to expand to accommodate additional children generated by this development;
- there are multiple current developments in the village;
- this site was identified in the Local Plan Preferred Options Consultation Stage 2 (Spring 2014) but was not taken forward
- two housing sites have been allocated in Cumwhinton in the CDLP 2015-2030 - both of these are currently under construction along with 2 further sites not allocated for housing that have been developed
- the site was discarded in the Strategic Housing Land Availability Assessment - it was identified as a site with 'no potential' - concerns related to surface water flooding and the landscape impact of this prominent site;
- the site cannot be considered as a windfall housing development and the proposal is contrary to Policy HO2 (Windfall Housing Development) of the Local Plan;
- the site has no existing hedges to contain it due to it being a large agricultural field so does not comply with Policy HO2;
- the proposal is unplanned and of a piecemeal nature - it is not part of a much larger site to the rear - the site should be considered as one site;
- the application is for 9 houses covers less than 10% of the field and includes two access roads leading onto the land behind the proposed development - this is obviously just the first phase of a much larger building project and should not be treated as a stand alone application;
the design of the road layout will allow development to quickly expand and take in the remaining field;
- whilst the current proposal is relatively modest, it appears to be merely the start of a process to cover the entire field with housing;
- similar sites in Scotby and Little Corby have been refused because the sites weren't allocated;
- Cumwhinton has significantly contributed to meet the need for additional housing in the Carlisle area and there should be no further housing development permitted in the near future;

Landscape Impact

- the land provides a valuable remaining area of countryside which has already been encroached upon by the Thornedege development;
- why allow yet another development in Cumwhinton which will destroy village urban environment;
- the new housing in the village is destroying the rural character;
- the countryside in and on the edge of Cumwhinton is being decimated with development in every available field which is taking away the rural character/village life;
- the site should be left undeveloped as it is one of the few areas of countryside left in the village that is used for grazing;
- the roots to the beautiful central oak tree might be damaged during construction;
- the site is a visual village focus;

Flooding/ Drainage Issues

- the land is liable to flooding and is only fit for agriculture;
- the field sits in water all of the winter;

- the site is known as the village pond and the area by the entrance was once a pond;
- the site acts as a natural buffer to flooding by enabling a significant volume of water to soak into the ground naturally - development of this area would exacerbate the flooding issues which will worsen with extreme weather events associated with climate change;
- water runs off the fields opposite through the culvert under the road to the drains on the proposed site - this recently failed due to excess water and properties flooded;
- Cumwhinton has suffered from flooding for many years - this year two houses have been flooded - proposal will put more strain on the already poor drainage system;
- this year alone the fire brigade has had to attend on at least 3 occasions to pump water away from properties on the main road at risk of flooding;
- there have been many instances of flooding affecting properties across the road (including in November 2019) and any building would be dangerous;
- this year alone has seen at least 2 events in Cumwhinton where houses have flooded;
- property has flooded twice within 6 weeks this year and more houses will make this matter far worse;
- the drainage in the field is damaged and non-existent in places;
- water from the site currently floods the road;
- had problems for many years with the road flooding and the excess water entering driveways;
- with all the building going on in the village this proposal will put more strain on the already overloaded drainage system;
- don't believe anyone can accurately predict what future flooding events would look like;
- if the development causes flooding issues in the future the residents will be left to sort out the problem at their own cost;
- the soil is full of clay which is not conducive to helping with any flooding;
- extra houses means extra sewage which increases the risk of flooding (being backed up and overflowing toilets);

Transport/ Highways Matters

- the road through the village is already very busy with traffic constantly speeding;
- the road through the village is used as a rat run from the A69 to the M6 (Junction 42) - crossing the road is dangerous and when the hall is in use cars are parked along the road making it single width;
- the traffic is already a nightmare;
- more traffic from the houses will cause a danger to use using the village hall and those who live nearby;
- extra traffic will increase road traffic accident risks for existing residents;
- the road has not been designed to accommodate the level of traffic that currently uses it;
- concerned about the effect of extra cars on the village;
- concerned about a new road and a new drive being created onto the main road through the village;
- most of the dwellings along the main road through the village have driveways and with the current increase in traffic use and speed of that

current traffic safe entry and exit onto those driveways has become a big safety concern;

- when events are on at the village hall cars are parked on the road/ pavement - this problem would be increased by a new access;
- the application should not be determined until a Transport Statement has been provided to allow a robust assessment of the traffic implications of this proposal;
- the proposal to provide 6 to 10 car parking spaces for the village hall would go nowhere near to solving the parking issue in the village and would still leave a good number of cars parked on the road/ pavement;
- the village hall needs at least 20 car parking spaces on a grasscrete area - if the chichane goes ahead that the Highway Authority has asked for the village hall would need another 30 spaces;
- a lot of elderly people attend events at the village hall - the proposal will have a direct negative impact on them by losing parking spaces near the hall;

Wildlife/ Biodiversity

- proposal will lead to loss of grazing land and the loss of a rural habitat for wildlife;
- bats has been seen in the area and they could be roosting in the derelict barn which would be removed - a bat survey of this building should be undertaken;
- proposal will increase pollution in the village;

Other Matters

- the proposal will detract from the war memorial;
- proposal could reduce attendance at the village hall which could affect viability;
- the village hall is in use 5 days a week and often on Sunday and urgently needs a car park;
- the village hall has been trying to buy land adjacent to the hall to solve the parking problems but has been unsuccessful;
- has research been carried out as to the location of gypsum mines in this area;
- need to ensure the fire exit on the east side of the village hall is unaffected.

4.2 A letter of objection has been also been received from John Stevenson MP, which makes reference to three current applications (including this application) in Cumwhinton.

- it is extremely important when considering the construction of new buildings and their locality that they are built in line with the agreed Local Plan which has been through the appropriate consultation and democratic decision making process;
- we need to be concentrating our efforts in ensuring the success of The Garden Village - this is a huge opportunity to develop the city in a natural way have will long term benefits for residents and the economy;
- any application (unless there are extremely good grounds for it) which falls out with the Local Plan should be rejected as a matter of principle - they are a distraction, unnecessary and should be rejected so that resources can be

concentrated on The Garden Village;

4.3 Following the receipt of amended plans, 27 letters of objection and 1 letter of comment have been received. The letters of objections raise the following concerns:

- once again revised planning has been submitted for a smaller number of houses to start with - more houses would be added if planning goes through;
- it looks like the developer is working on a piecemeal approach to gaining approval for the whole field;
- this is a back door method to increase development at a later stage - the drawing shows discontinued roads heading west and north which would be continued at some time in the near future - could lead to the whole field being developed;
- further reduction of green land is detrimental to the environment and will lead to an increase in carbon emissions;
- field should be left undeveloped - it remains the only bit of open space left in the village;
- Cumwhinton is overloaded with building at present many houses being built which will meet demand;
- there is no need or demand for additional housing - job market is shrinking at a rapid rate; historic data for house sales do not demonstrate a rising trend in house sales in any category; Covid 19 will lead to a slump in property sales;
- school is full the village shop inadequate as the owner wants to retire;
- another housing development will add a greater strain on the sewage, drainage, highways provisions and local amenities, plus impact the local school which are already under pressure;
- Cumwhinton School is already oversubscribed by 10 pupils from its maximum capacity, with Scotby School also being over subscribed;
- village is being destroyed by over development;
- Cumwhinton has been excessively developed over the past few years and if the new Garden Village is going ahead do any of the villages need to be enlarged now;
- Cumwhinton is being over developed and there should be a hold of new house building for the near future with development being directed to other settlements and the garden village;
- the village will lose its identity with the continued building taking place;
- there are significant other areas of land and numerous new estates also being or recently built within a 3 mile radius;
- garden village is proposed a few miles away why do we have to lose more of our green spaces;
- concerns about flooding remain which will be made worse;
- drainage problems need resolving before further development takes place;
- concerns about parking and traffic remain;
- main road through the village is getting busier with high vehicle speeds and this will be exacerbated by more cars from the development;
- the barn included on this planning application (which I presume will be demolished) appears to contain a roost of bats - presume there are stipulations in law about disturbing a bat roost;
- object to the demolition of the barn which contains a bat colony that roosts

in it - all bats are protected by UK and EU law;
- noted that only ten parking spaces have been allocated for the village hall - the hall is normally used very well by the local community and when concerts, funeral teas and coffee mornings take place there are upwards of thirty cars. It is vital for the village that the hall is able to function and we need provision for thirty cars;
- also need the land at the east side of the hall as a provision for people using the fire door to exit plus using it as an area for children to play, when there is a function inside the hall;
- need to consider the effect on the village hall - might block any possible extension and impact on access to the field in case of a fire;

4.4 The letter of comment makes the following points:

- no objection to a small number of dwellings being developed on this site;
- welcome the opportunity it presents for the creation of a car park for the village hall - believe that a car park area of only 10 spaces is completely inadequate - car park needs space for 20 to 25 cars to ensure vehicles don't park on the road outside the village hall which causes highway safety issues;

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections subject to conditions (construction details of highway/ footway/ ramps; provision of visibility splays for vehicles and pedestrians; surfacing of road; details of parking/ turning areas within the site; submission of a Construction Phase plan; details of surface water drainage; submission of a Construction Surface Water Management Plan);

Wetheral Parish Council: - objects - over development of the village, especially in light of the planned Garden Village which is supposed to reduce excessive development; the plans do not show other developments already under way in the village; there is already a drainage problem in Cumwhinton which is causing flooding in a number of properties - until this is resolved there should be no further development permitted in the village; the proposed site and surrounding land are already waterlogged and unsuitable for building;

Northern Gas Networks: - no objections;

Local Environment - Waste Services: - no objection in principle, subject to a suitable layout for waste collection vehicles to access the road;

Local Environment - Environmental Protection: - no objections subject to conditions on hours of work; noise, vibration and dust; and contamination;

Cumbria County Council - (Archaeological Services): - no objections subject to conditions (archaeological investigation and recording in advance of development);

United Utilities: - no objections subject to conditions (foul and surface water

drainage of separate systems; details of surface water drainage scheme);

Council for Protection of Rural England/Friends of the Lake District: - objects to the above application on the grounds of impacts on landscape and settlement character and overdevelopment.

The Carlisle Local Plan states that there is a requirement of 478 (net) new homes per year between 2013 and 2020. This amounts to a total of 3346 new homes. It also states at para. 3.13 that 30% of housing growth will take place in rural settlements. 30% of 3346 is 1003.8. The Local Plan states that there are 'many' rural settlements (para. 3.29) but does not make clear which settlements are 'rural settlements'. However, during the preparation of the Plan, its 'Rural Masterplanning' exercise covered 22 settlements, meaning that each settlement, on average, would be expected to accommodate 46 dwellings each between 2013 and 2020. Even if 'many' meant as few as half the settlements covered in the exercise, this would require each settlement to accommodate 91 dwellings each on average. The amount of development already permitted in Cumwhinton during the 2013-2020 period has already resulted in 81 dwellings (19+62). Permissions for housing on the two sites allocated for housing there in the Local Plan alone amount to 34 new dwellings (although 15 of these (12/0856) were permitted before the Plan Period began). 19 were permitted under 18/1104. Permissions on windfall sites amount to 62 (22 resulting from 15/1011, 22 resulting from 14/0816, 8 resulting from 16/1087, 5 resulting from 15/0494, 3 resulting from 19/0611 and 2 resulting from 17/0561). Whilst recognising that the figures in the Local Plan are not intended to result in precise targets or maximums for each settlement, and that some rural settlements are more remote from Carlisle or may have fewer services and facilities than Cumwhinton, a further 9 houses through the development of this site would mean that the village had accommodated 90 new dwellings in just 7 years, clearly exceeding the amount indicated in the Local Plan by almost 100% assuming there are 22 rural settlements. The cumulative impact with application 19/0871 for a further 24 dwellings must also be taken into account.

As well as demonstrating the ability of the plan area to deliver housing in relation to an overall target, one of the purposes of indicating numbers in the Local Plan is to give local people, developers and anyone else with an interest in the area an idea of what development to expect, when and where. These groups could not reasonably expect, on the basis of the numbers indicated, that Cumwhinton would see this level of development. Similarly, assessments of the Local Plan and its proposals, during its preparation and including by the Inspector when it was examined, took into account various factors of capacity and sustainability and the Plan indicated the numbers it did accordingly. On this basis, it is possible that the Plan would not have been found sound at Examination had the numbers now proposed been set out in the Plan as it was on the basis of the indicated lower level of development that the Plan was approved.

The Local Plan states at policy SP2 that development in rural settlements must be of a 'an appropriate scale and nature', 'commensurate with their

setting' and 'enable rural communities to thrive'. To expect Cumwhinton to accommodate up to almost 100% more new housing than indicated in the Local Plan (and by over 125% if 19/0871 is also accounted for) cannot be described as appropriate in scale.

A development that compromises a green space that provides an important role in the settlement's character and which would sever the settlement's visual connectivity with the countryside beyond is not commensurate with the village's setting. To thrive, communities of all kinds require many aspects to be taken into account beyond economic gains; health and wellbeing, and a sense of community, place and history are all important. By compromising, as described above, a space that plays a key role in these factors, this proposal will not enable Cumwhinton to thrive in these ways.

Policy HO2 applies to windfall sites such as this proposal. It states that "within rural settlements applicants will be expected to demonstrate how the proposed development will enhance or maintain the vitality of rural communities". Again, Cumwhinton has already accommodated its fair share of new development and to allow further development of the scale proposed that is not supported by the community will not enhance or maintain the vitality of the village. The proposal fails to meet the requirements of points 1, 2 and 3 of HO2. The proposed development:

1. is not 'appropriate to the scale, form, function and character of the existing settlement'
2. will not 'enhance or maintain the vitality of the rural community within the settlement where the housing is proposed'
3. is not 'well contained within existing landscape features', does not integrate with the settlement, and does lead to an unacceptable intrusion into open countryside.

Policy GI1 states that "all landscapes are valued for their intrinsic character and will be protected from excessive, harmful or inappropriate development" and that "proposals for development will be assessed against the criteria presented within the Cumbria Landscape Character Guidance and Toolkit". Cumwhinton lies within character type 5 Lowland and sub-type 5b, low farmland. Within this sub-type, the Toolkit states that the 'traditional feel of villages and farms can provide a sense of stepping back in time in places and is sensitive to unsympathetic village expansion' and that "views can be wide and long distance to the Fells and sea and have an expansive feeling". This proposal would compromise both these characteristics, which are very relevant in the case of Cumwhinton and this site in particular as the site provides the setting to a Listed war memorial and historic, characteristic-sandstone community hall and provides an important aspect from this focal point in the village to the open countryside.

Amongst the guidelines in the Toolkit for this sub-type are "ensure new development respects the historic form and scale of villages" and "enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside". Again, this proposal would achieve the opposite of these guidelines as it would result in overdevelopment and would wholly compromise the existing strong link between village and countryside

(provided by the visual link between a focal point in the village and the open land and trees beyond).

Carlisle City Council themselves discounted this site from further consideration in the Local Plan preparation process including on landscape grounds when the Strategic Housing Land Availability Assessment (SHLAA) concluded it had "surface water flooding issues, poor drainage, landscape impact on open setting" and would be "overly prominent". The site was referred to in the SHLAA as site CUW05.

The 'Rural Masterplanning' exercise referred to above, undertaken as part of the preparation of the Local Plan, also concluded that the "distinctive hummocky landform to the north" of Cumwhinton should be 'conserved' and the Commission for Architecture and the Built Environment (CABE) noted as part of the process that allowing substantial development in Cumwhinton would "readily become incongruous and change the character of the village". The conclusions of the exercise also remarked on St John's Hall and the Listed War Memorial, highlighting their 'charm and character'.

The Council confirmed at April 2018 that it could demonstrate a 5 year housing land supply and has also recently won Government support to go ahead with a 'garden village' development of 10,000 houses only minutes from Cumwhinton. This suggests that there are ample opportunities to meet identified needs, including for self-build, without requiring historic villages such as Cumwhinton to accommodate significant development amounting to almost 100% more than that allocated to them in the Local Plan. Particularly where this would have unacceptable impacts on landscape character and settlement character, including the setting of Cumwhinton and where it clearly conflicts with relevant Local Plan policies as set out above.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP1, SP2, SP6, HO2, HO4, HE3, GI1, GI3, GI6, CM4, CC4, CC5, IP2, IP3, IP4, IP6 and IP8 of the Carlisle District Local Plan 2015-2030. The Supplementary Planning Documents Achieving Well Designed Housing and Affordable and Specialist Housing are also material planning considerations as is the Cumbria Landscape Character Guidance and Toolkit.
- 6.3 The proposal raises the following planning issues.

1. Whether The Proposal Is Acceptable In Principle

- 6.4 Cumwhinton is a village that contains a range of services, including a school, a shop and public house. Given the level of service provision in Cumwhinton, the proposal to erect new dwellings within the village would be acceptable in principle.
- 6.5 Objectors, Wetheral Parish Council, the Council for Protection of Rural England/Friends of the Lake District have raised concerns about the level of development in Cumwhinton in recent years and consider that this application should be refused, particularly given that the Garden Village is being developed to accommodate future housing growth.
- 6.6 John Stevenson MP has also commented that when we are looking at new buildings and their locality that they should be built in line with the agreed Local Plan which has been through consultation and that we should be concentrating our efforts on ensuring that the Garden Village is a success. He considers that any application (unless there are extremely good grounds for it) which falls outside the Local Plan should be rejected as a matter of principle.
- 6.7 It is acknowledged that Cumwhinton has had a large amount of new housing development in recent years. There is, however, no policy which limits the number of dwellings that each settlement can accommodate. Applications are assessed against Policy HO2 and other relevant policies in the Local Plan. Policy HO2 in particular seeks to ensure that the scale and design of the proposed development is appropriate to the existing settlement. The revised indicative plan shows five self-build dwellings (for which there is a need in Carlisle District as evidenced by the numbers on the City Council's self-build register) and Policy HO2 (Windfall Housing Development) allows small scale sites to come forward within and on the edge of villages.
- 6.8 Whilst the Garden Village will accommodate significant housing development in Carlisle District in the coming years, development is not likely to start until 2022. Even when the Garden Village is under construction, small scale windfall housing development in villages (that complies with the requirement of Policy HO2) would be acceptable.

2. The Need For Self Build Housing

- 6.9 Section 14 of The Council's Affordable and Specialist Housing Supplementary Planning Document confirms the Council's support for individuals who wish to develop their own home, through either:-
- Self-build housing – where someone directly organises the design and construction of their new home; or
 - Custom house building – where someone works with a specialist developer to deliver their home.
- 6.10 The Council is required to establish a register of people interested in building their own home through the provisions of the Self-build and Custom House building Act (2015) and there are currently sixteen applicants on the Council's register. In addition to these sixteen people, there are likely to be

additional people who want a self-build dwelling but who have not formally registered their interest with the Council. The Housing and Planning Act (2016) places an additional duty on Local Planning Authorities to grant adequate permissions of serviced plots to meet the needs of demand on their Self and Custom Build Register. A serviced plot of land has access to a public highway and connections for electricity, water and waste water.

- 6.11 A number of applicants on the Custom and Self-Build Register have expressed an interest in rural plots within reasonable proximity of Carlisle - the application site, which is in a popular village just outside Carlisle with a range of local facilities and amenities (primary school, pub, village hall, shop/post office) is, therefore, considered to be a potentially suitable location for serviced custom/ self-build plots.
- 6.12 The Section 106 Agreement should be suitably worded to ensure that the plots are reserved for genuine Custom and Self-builders, rather than speculative developers.

3. Impact Of The Proposal On Landscape Character

- 6.13 Concerns have been raised by both the Council for Protection of Rural England/Friends of the Lake District and objectors, about the landscape impact of the proposals.
- 6.14 Whilst the site does not fall under any landscape designations, Policy G1 (Landscapes) of the Local Plan states that "all landscapes are valued for their intrinsic character and will be protected from excessive, harmful or inappropriate development". It goes on to state that development will be assessed against the criteria presented within the Cumbria Landscape Character Toolkit with regard to a particular Landscape Character Area's key characteristics, local distinctiveness and capacity for change. Given that the site is located within the centre of the village and is adjoined by development to three sides it is considered that the Cumbria Landscape Character Toolkit should be given limited weight. The application should, however, be assessed against the first section of Policy G1 which seeks to protect all landscapes from harmful or inappropriate development.
- 6.15 The indicative layout plan as originally submitted with the application showed nine detached dwellings on the site. Two dwellings were shown being located towards the front of the site (between the village hall/ war memorial and Swallow Barn), with three dwellings shown to the rear of these. Four of the dwellings were shown to the rear of the village hall and dwellings known as The Cottage and The Copper Beech which front on to the B6263.
- 6.16 It was considered that development of this nature would have an adverse impact on landscape character. The field provides an important undeveloped site within the heart of the village, adjacent to the village hall and Listed war memorial, and provides views through to the field to the north. The applicant was made aware of officer's concerns and amended the indicative layout to try and overcome these.
- 6.17 The revised indicative layout has reduced the number of dwellings proposed

on the site from nine to five and has relocated all the dwellings to the rear of village hall, The Copper Beech and The Cottage. The dwellings would be adjoined by development to the south and west and would be well related to existing development. The only development shown between the village hall and Swallow Barn is a car park, which would be for users of the village hall. The revised proposal retains the open character of the site and is, therefore, considered to be acceptable in terms of landscape impact.

- 6.18 A number of objectors consider that if this proposal is approved it would lead to the whole field being developed. The plan has been revised, following discussions between the applicant and the case officer, and no dwellings would now be constructed in the area of land between the village hall and Swallow Barn to the east. This would retain the view to the open countryside beyond the application site, which is considered to be an important view that should be retained. The land to the rear of the site rises up and any development in this area would have an unacceptable adverse impact on the landscape and would not, therefore, be supported.

4. Impact On The Setting Of The Listed War Memorial

- 6.19 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. The aforementioned section states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 6.20 Policy HE3 of the adopted Local Plan seeks to ensure that Listed Buildings and their settings will be preserved and enhanced.
- 6.21 The Cumwhinton War Memorial is Grade II Listed. The memorial, which was built in 1922, is set within a semi-circular walled enclosure, which is adjoined by the application site, which currently provides an open aspect to the rear.
- 6.22 Whilst the indicative layout plan that was originally submitted with the application showed an area of public open space to rear of the war memorial, it also showed dwellings to the rear and east of the war memorial which would have had an adverse impact on its setting. The revised indicative layout plan retains the open aspect of the land to the rear of the war memorial, with the dwellings now being sited to the rear of the village hall, The Cottage and The Copper Beech. The land to the east of the war memorial would contain a car park but this would be largely screened by the existing boundary wall. It is acknowledged that an access road would run in close proximity to the war memorial but it is not considered that this would have an adverse impact on the setting of the structure that would be significant enough to warrant refusal of the application.

5. Whether The Scale & Design Would Be Acceptable

6.23 The application is in outline with all matters (including the scale and appearance of the dwellings) reserved for subsequent approval. The indicative layout plan that has been submitted with the application shows five detached properties, which is considered to be an acceptable scale. The dwellings would be self-build and the design of the dwellings would be determined through subsequent applications.

6. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

6.24 The indicative layout plan shows the five dwellings located to the east of 7 and 8 Beech Tree Farm and to the north of The Cottage and The Copper Beech. The Council's Achieving Well Designed Housing SPD provides guidance on separation distances between existing and proposed dwellings (12m from a primary window to a blank gable and 21m between facing primary windows) and any subsequent Reserved Matters applications would have to comply with this guidance. It is clear that some dwellings could be accommodated on this site without having an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

7. Highway Matters

6.25 The site would be accessed from the B6263 which is a 30mph highway which runs through the centre of the village of Cumwhinton with the access point into the proposed development located to the east of the village hall. The outline layout plan illustrates that a 2m wide footway would be provided either side of the new access which would have a carriageway width of 4.8m. This is acceptable to the Highways Authority and the kerb radii entering the proposed development would be 6m which is in line with the requirements of the Cumbria Development Design Guide.

6.26 The applicant has not provided details of the visibility splays that would be provided for the new access. As the development is within a 30mph zone, visibility splays of 60m x 2.4m are required and this is achievable at this location providing issues with cars obstructing the highway are removed.

6.27 A number of objectors have referred to road safety issues that are caused by cars parking on the B6263 by visitors to the village hall. It is shown within the indicative layout plan that ten car parking spaces would be provided within the application site for car parking associated with the village hall. This would help to prevent cars from parking along the B6263 and obstructing the visibility splays. Whilst some objectors consider that the size of the car park should be increased to 20-25 cars, it would not be reasonable to expect the developer to provide a car park for 20-25 cars. They are only seeking planning permission for five dwellings and are already funding a car park for ten cars and some highway improvements.

6.28 The B6263 currently has issues relating to the speeds of vehicular traffic at the location of the proposed new access. As the proposed development is

likely to exacerbate the number of vehicles using the B6263, it is expected that the applicant would contribute towards traffic calming along the B6263. The applicant would, therefore, be required to fund, at the western approach to the village on the B6263, a revised 30mph entry point and a gateway feature which would reduce vehicle speeds entering the village. This would also require that the current speed limit and its signage are revisited and potentially amended. Further to this, the applicant would also be required to fund a chicane on the B6263 outside the village hall to further assist with reducing vehicle speeds within the village itself. The applicant would need to design these features and submit drawings to the Highways Authority for comment. The traffic calming measures required would need to be installed prior to the access being formed for the proposed development. It should be noted that following discussions with the applicant no objections were raised with regards to them funding the required works on the B6263.

6.29 The costs of the aforementioned (which would be secured through a S106 Legal Agreement) would be:

- £5,500 for the gateway and speed limit changes
- £5,000 for the chicane and associated signage

6.30 The applicant has not stated the car parking provision for each of the dwellings associated with this outline application. As such, it is expected that for a 5 bedroom development 4 car parking spaces are required, for a 4 bedroom development 3 car parking spaces are required, and for a 2 bedroom development 2 car parking spaces are required. It is also expected that for each dwelling electric car charging ports are installed within the curtilage of each dwelling and for the visitor car parking spaces associated with the village hall.

6.31 In conclusion, the Highways Authority has no objections to the proposal subject to conditions and a contribution of £10,500 toward the installation of a revised 30mph speed limit on the B6263, a gateway feature and a chicane outside the village hall.

8. Flooding & Drainage Issues

6.32 A number of objectors and the Parish Council have raised concerns about on-going flooding issues in the village and are concerned that this development would make the situation worse.

6.33 The applicant has detailed within the application that the surface water discharge for the development would be into a culverted ordinary watercourse which flows through the site. The applicant has not provided any details of working through the hierarchy of drainage options as stated within the Cumbria Development Design Guide. It is expected that the applicant would undertake a number of infiltration tests in accordance with the BRE 365 method to ascertain if soakaways are a valid method of surface water disposal. Once these tests have been undertaken the results are to be submitted to the Lead Local Flood Authority for comment.

- 6.34 If the BRE 365 tests fail, then it can be considered discharging surface water into the existing ordinary watercourse. It is known following flooding which occurred within Cumwhinton on the 10 August and 1 October 2019 that the ordinary watercourse which flows through the site is a contributory factor. The Lead Local Flood Authority conducted a CCTV survey which discovered a blockage, siltation and a collapse of the culverted ordinary watercourse which the applicant is proposing to discharge surface water into. As a result, it is expected that this ordinary watercourse on the applicant's land is day lighted and reinstated to its natural condition to reduce the flood risk to the development site and Cumwhinton village.
- 6.35 Attenuation will also be required on site to accommodate a 1 in 100 year plus 40% to account for climate change storm event. The applicant at a later stage of the planning process would need to submit detailed calculations stating how the drainage network would accommodate this attenuation and also that the discharge rate from the site is controlled through a hydrobrake to the greenfield runoff rate. The attenuation is to be provided through a series of rain gardens, permeable paving, attenuation ponds and swales. It is the preference of the LLFA that drainage features are not piped but surface features which are easily maintainable and provide additional biodiversity benefits.
- 6.36 It is deemed that the information stated above regarding the surface water discharge method which is required as part of this application can be submitted at a later stage of the planning process and secured through the use of planning conditions. Therefore, to conclude the Lead Local Flood Authority has no objections with regards to the approval of planning permission subject to conditions.

9. Biodiversity

- 6.37 The application consists of grazing land which is of low value in terms of biodiversity. The provision of gardens and landscaping within the site should have a positive impact on biodiversity.
- 6.38 The site does contain a stone barn which would need be demolished for the development to proceed. A bat and barn owl survey would need to be submitted with any Reserved Matters application to establish if bats or barn owls are present within the barn. If bats or barn owls are found to be present, then suitable mitigation would need to be provided within the site (through the provision of bat boxes, bat friendly ridge tiles, owl boxes etc). Conditions have been added to the permission to require the submission of a bat and barn owl survey with the Reserved Matters application and to require details of wildlife enhancement measures to be incorporated into the site to be agreed with the local planning authority.

10. Archaeology

- 6.39 The County Archaeologist has been consulted on the application. Records indicate that the site lies in an area of archaeological potential. Cumwhinton is mentioned in 12th century documents and the strip field systems that

surround the present day village originate from that period. An archaeological investigation undertaken on the opposite side of the road at Peter Gate revealed evidence for a 12th and 14th century pottery workshop and the well-preserved remains of a corn drying kiln. It is, therefore, considered that the site has the potential for medieval remains to survive below ground and that they will be disturbed by the construction of the proposed development.

- 6.40 As a consequence, in the event planning consent is granted, the site should be subject to archaeological investigation and recording in advance of development. This work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of a condition in any planning consent.

Conclusion

- 6.41 The proposal to erect five self-build dwellings, for which there is a need in Carlisle District, would be acceptable in principle. The proposal would not have an adverse impact on landscape character or on the listed Cumwhinton War Memorial if the dwellings are sited to the rear of the village hall and existing dwellings and the open views to the land to rear are retained. The scale and design of the proposal would be determined through a Reserved Matters application, but five dwellings is considered to be an acceptable scale. The proposal would lead to the provision of a car park for the village hall which would benefit users of the village hall and would remove ten cars from the adjacent highway. The proposal would deliver traffic calming measures along the B6263 (provision of a revised 30mph entry point and a gateway feature on the western approach to the village; revisiting the current speed limit and its signage; funding a chicane on the B6263 outside the village hall). The proposal would also lead to the day lighting of the existing watercourse that runs through the site and reinstating it to its natural condition and this would reduce the flood risk to the development site and also Cumwhinton village. The proposal would not have an adverse impact on biodiversity or on archaeology. The proposal is, therefore, recommended for approval subject to conditions and the completion of a S106 Agreement.
- 6.42 If Members are minded to grant planning approval it is requested that “authority to issue” the approval is given subject to the completion of a S106 agreement to secure:
- a) the units as self-build dwellings;
 - b) a financial contribution of £5,500 for the gateway and speed limit changes and £5,000 for the chicane and associated signage.

If the Legal Agreement is not be completed, delegated authority be given to the Corporate Director of Economic Development to refuse the application.

7. Planning History

- 4.1 There is no planning history relating to this site.

8. Recommendation: Grant Permission

1. Application for approval of the reserved matters shall be made to the local planning authority not later than 5 years from the date of this permission and the development of each individual plot hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved for that plot or 7 years from the date of this outline permission whichever is the longer.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended by The Planning and Compulsory Purchase Act 2004).

2. Approval of the details of the layout of the development, the scale and appearance of the dwellings, the means of access and landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before the construction of the dwelling on that particular plot is commenced. The development of each plot shall be carried out as approved.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.

3. The development shall be undertaken in strict accordance with the approved documents for this Outline Planning Permission which comprise:

1. the submitted planning application form, received
2. Planning Statement including Design and Access Statement, received 2nd December 2019;
3. Heritage Statement, received 2nd December 2019;
4. Location Plan, received 25th November 2019;
5. the Notice of Decision; and
6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

4. Prior to any above ground works associated with any dwelling hereby approved, samples or full details of all materials to be used on the external surfaces of the respective dwelling shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out and completed in strict accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity in accordance with Policies HO2 and SP6 of the Carlisle District Local Plan 2015-2030.

5. No work with the exception of any work in connection with the servicing of the plots, shall take place until full landscaping details for each plot have been submitted to and approved in writing by the local planning authority, having full regard to the details approved through condition 2 of this permission. The approved landscaping scheme shall be undertaken within each of the individual plots not later than the first planting season following the plastering out of that dwelling within the plot and thereafter maintained. If at any time during the subsequent five years any tree, shrub or hedge forming part of the landscaping scheme shall for any reason die, be removed or felled it shall be replaced with another tree or shrub of the same species during the next planting season to the satisfaction of the local planning authority unless otherwise agreed in writing.

Reason: To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

6. Prior to the formation of any boundary treatment within the individual plots, particulars of height and materials of all screen walls and boundary fences for that plot shall be submitted to and approved by the local planning authority. Thereafter all works comprised in the approved details of means of enclosure and boundary treatment shall be carried out in accordance with the approved details prior to the occupation of that dwelling unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. Prior to the commencement of development within each plot, details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of that dwelling and garage (if proposed) shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In order that the approved development is appropriate to the character and appearance of the area in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

8. A bat and barn owl survey of the barn to be demolished shall be submitted with the first Reserved Matters application.

Reason: To ensure that the development does not have an adverse impact on protected species, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

9. No development shall commence until full details of the wildlife enhancement measures to be undertaken at the site (together with the

timing of these works) have been submitted to and approved in writing by the Local Planning Authority. Prior to the commencement of development of each plot, details of the wildlife enhancement measures to be incorporated into each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the agreed details.

Reason: In order to enhance the habitat for wildlife in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

10. No development shall commence until full details of the proposed car park to be created on the site, including the timing of these works, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the agreed details.

Reason: In order to ensure that parking is provided for the village hall in accordance with Policy IP3 of the Carlisle District Local Plan 2015-2030.

11. Prior to the occupation of each dwelling hereby permitted suitable receptacles shall be provided for the collection of waste and recycling in line with the schemes available in the Carlisle District.

Reason: In accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

12. As part of the development hereby approved, adequate infrastructure to serve each of the dwellings shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the dwellings within the application site and shall be respectively completed prior to the occupation of each of the dwellings hereby approved.

Reason: To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Further guidance can be found on the Carlisle City Council website "Development of Potentially Contaminated Land and Sensitive End Uses – An Essential Guide For Developers."

Site investigations should follow the guidance in *BS10175:2011 (or updated version) "Investigation of Potentially Contaminated Sites.- Code of Practice "*.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

14. No construction work (other than internal works) associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 16.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

15. Prior to the commencement of development, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. The development shall then be undertaken in strict accordance with the Construction Management Plan

Reason: In order to ensure that the development does not have an adverse impact on the occupiers of neighbouring properties during construction, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

16. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

This written scheme will include the following components:

- i) An archaeological evaluation;
- i) An archaeological recording programme the scope of which will be dependent upon the results of the evaluation;
- ii) Where significant archaeological remains are revealed by the programme of archaeological work, there shall be carried out within one year of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the LPA: a post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store approved by the LPA, completion of an archive report, and submission of the results for publication in a suitable journal.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination or recording of such remains).

17. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

18. Prior to the commencement of any development a scheme for the conveyance of foul drainage shall be submitted to and approved in writing by the local planning authority. The foul drainage scheme shall be undertaken in strict accordance with the approved details prior to the commencement of any dwelling subject of this approval.

Reason: To prevent pollution of the water environment in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

19. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

20. No development shall commence until a Construction Surface Water Management Plan has been agreed in writing with the local planning authority. The development shall then be undertaken in strict accordance with the Construction Surface Water Management Plan.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems.

21. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. The highway improvement works (chicane, revised 30mph zone and gateway feature) so approved shall be constructed before the access onto the B6263 into the development site is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

22. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval before development commences. Any details so approved shall be constructed as part of the development.

Reason: To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

23. The development shall not commence until visibility splays providing clear visibility of 60 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

24. The access from the B6263 shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

25. Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved before development commences and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

26. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles visiting the site, including the provision of parking spaces for staff and visitors, shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the parking, loading, unloading

and manoeuvring facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

Reason: To ensure that vehicles can be properly and safely accommodated clear of the highway and to support Local Transport Plan Policies LD7 & LD8.

27. Development shall not commence until a Construction Phase Plan (CPP) that covers the construction of the access road, site infrastructure and each individual dwelling has been submitted to and approved in writing by the local planning authority. The CPP shall include details of:

- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- details of proposed crossings of the highway verge;
- retained areas for vehicle parking, maneuvering, loading and unloading for their specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- details of any proposed temporary access points (vehicular / pedestrian)
- surface water management details during the construction phase

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety and to support Local Transport Plan Policies WS3 and LD4.

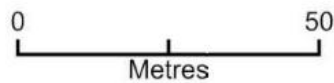
28. A 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary), shall be provided on both sides of the vehicular access.

Reason: To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the safety and convenience of users of the highway and of the access and to support Local Transport Plan Policies LD7 & LD8.

29. Prior to the occupation of each dwelling, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The approved works for each dwelling shall be implemented on site before that unit is occupied and shall be retained thereafter for the lifetime of the development.

Reason: To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

Land adjacent to St John's Hall, Cumwhinton



Plan Produced for: SRE Associates
Date Produced: 21 Nov 2019
Plan Number/Project ID: TQRQM19325155653124
Scale: 1:1250 @ A4

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Planning

Project: Land to the rear of St John's Hall, Cumwhinton

Outline Proposal

1889 002

| Issue No | Issue | Date |
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